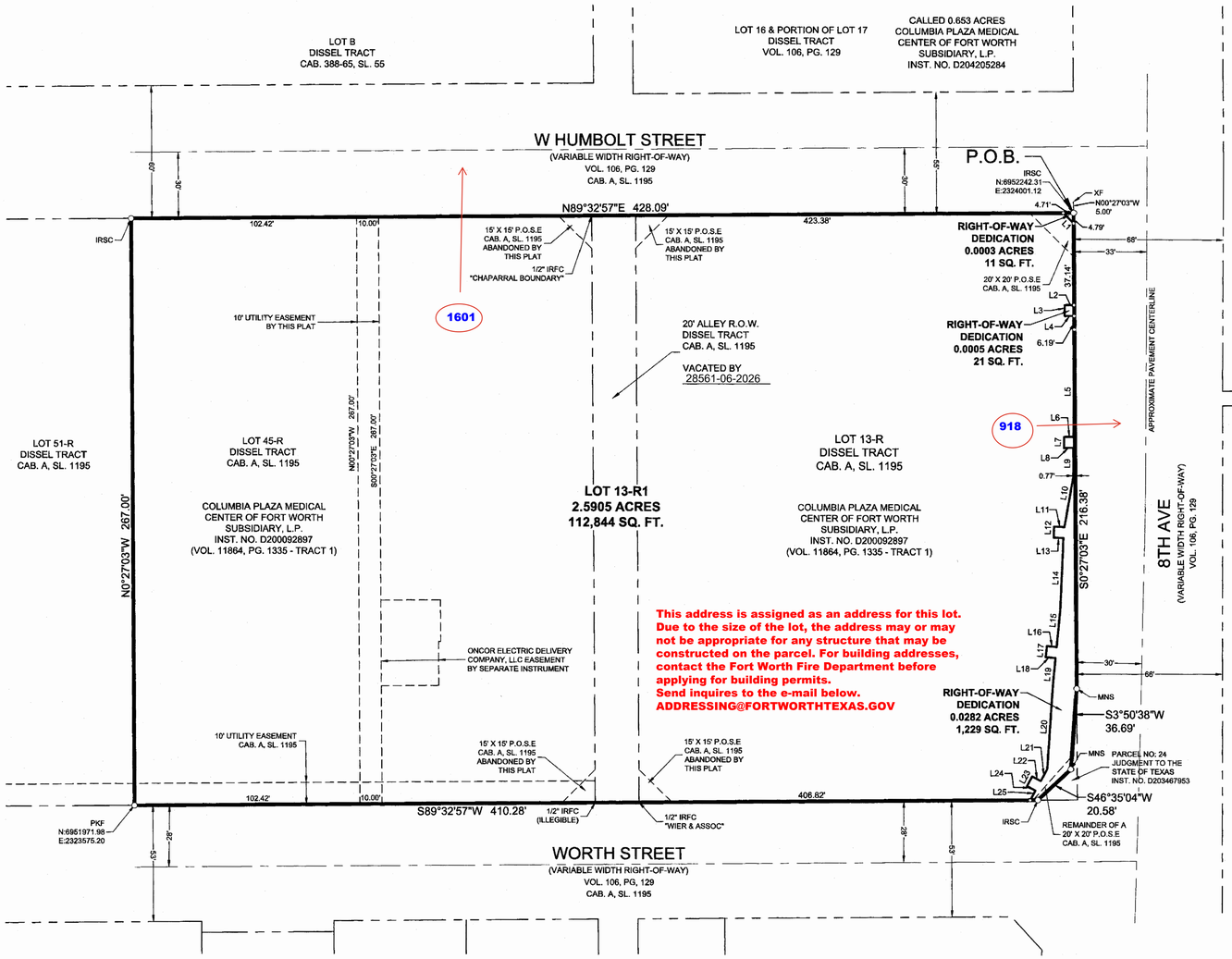

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S44°59'00"E	6.72'	L14	S02°24'55"W	33.26'
L2	N89°47'08"W	4.23'	L15	S05°33'05"W	16.43'
L3	S00°12'52"W	5.00'	L16	N84°26'55"W	4.45'
L4	S89°47'08"E	4.28'	L17	S05°33'05"W	5.00'
L5	S00°12'52"W	48.82'	L18	S84°26'55"E	4.45'
L6	N89°47'08"W	4.36'	L19	S05°33'05"W	11.46'
L7	S00°12'52"W	5.00'	L20	S03°43'52"W	39.12'
L8	S89°47'08"E	4.36'	L21	S28°22'28"W	6.20'
L9	S00°12'52"W	12.77'	L22	N62°17'13"W	4.41'
L10	S09°50'17"W	23.53'	L23	S27°42'47"W	5.00'
L11	N87°35'05"W	4.69'	L24	S62°17'13"E	4.36'
L12	S02°24'55"W	5.00'	L25	S28°22'28"W	5.02'
L13	S87°35'05"E	4.42'			

OWNER'S CERTIFICATION

WHEREAS COLUMBIA PLAZA MEDICAL CENTER OF FORT WORTH SUBSIDIARY, L.P. is the owner of a 2.6195 acre (114,106 square foot) tract of land situated in the Ethelbert S. Harris Survey, Abstract No. 688, City of Fort Worth, Tarrant County, Texas, and being part of Lot 13-R, all of Lot 45-R, and all of a 20' alley shown on Dissel Tract, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 1195, Plat Records, Tarrant County, Texas, and being all of the tract of land described in the Certificate and Articles of Merger to Columbia Plaza Medical Center of Fort Worth Subsidiary, L.P. recorded in Instrument No. D200092897, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 13-R, and being at the intersection of the south right-of-way line of West Humbolt Street, a variable width right-of-way, and the west right-of-way line of 8th Avenue, a variable width right-of-way, from which an "+" cut found bears North 00°27'03" West, a distance of 5.00 feet;

THENCE South 00°27'03" East, along the said west right-of-way line, a distance of 216.38 feet to a mag nail with "KHA" washer set for corner, being at the north corner of a called 195 square foot tract of land described in the Judgment to The State of Texas recorded in Instrument No. D203467953, said Official Public Records;

THENCE South 03°50'38" West, continuing along the said west right-of-way line, and along the west line of the said called 195 square foot tract, a distance of 36.69 feet to a mag nail with "KHA" washer set for corner, being at the north end of a corner clip at the intersection of the said west right-of-way line, and the north right-of-way line of Worth Street, a variable width right-of-way;

THENCE South 46°35'04" West, along said corner clip, and along the said west line, a distance of 20.58 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the south line of said Lot 13-R;

THENCE South 89°32'57" West, along the said north right-of-way line, and along the said south line, at a distance of 201.19 feet, passing a 1/2-inch iron rod with cap found at the southeast corner of said Lot 45-R, and continuing along the south line of said Lot 45-R, a total distance of 410.28 feet to a PK nail found for corner, being the southwest corner of said Lot 45-R;

THENCE North 00°27'03" West, departing the said north right-of-way line, along the west line of said Lot 45-R, a distance of 267.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the aforementioned south right-of-way line of West Humbolt Street, and being at the northwest corner of said Lot 45-R;

THENCE North 89°32'57" East, along the said south right-of-way line, a distance of 428.09 feet to the **POINT OF BEGINNING** and containing 114,106 square feet or 2.6195 acres of land, more or less.

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OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that COLUMBIA PLAZA MEDICAL CENTER OF FORT WORTH SUBSIDIARY, L.P. does hereby adopt this plat as **LOT 13-R1, DISSEL TRACT,** an addition to the City of Fort Worth, Tarrant County, Texas.

Executed this the 22 day of June, 2026.

COLUMBIA PLAZA MEDICAL CENTER OF FORT WORTH SUBSIDIARY, L.P., a Texas limited partnership

By: Columbia North Texas Subsidiary GP, LLC, A Texas limited liability company, its General Partner

By: _____
Todd Maxwell, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Todd Maxwell, Vice President of Columbia North Texas Subsidiary GP, LLC, a Texas limited liability company, as General Partner of Columbia Plaza Medical Center Fort Worth Subsidiary, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 22 day of June, 2026.

_____
Notary Public in and for the State of Tennessee

My Commission expires: Oct 4, 2027

TERESA G. ROSS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

FORT WORTH FIRE DEPARTMENT
Eng D Hood 6/30/2026
Eng D Hood 6/30/2026 (Jun 30, 2026 16:50:08 CDT)

WATER / WASTEWATER IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of water & wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

UTILITY EASEMENTS
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

TRANSPORTATION IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

SITE DRAINAGE STUDY
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

BUILDING PERMITS
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

CONSTRUCTION PROHIBITED OVER EASEMENTS
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

SIDEWALKS
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

PARKWAY PERMIT
Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

PRIVATE MAINTENANCE
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

NOTES

1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central 4202 based on observations made on 09/15/2025 with an applied combined scale factor of 1.00012.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
3. According to Map No. 48439C0305L, dated March 21, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
5. The purpose of this plat is to create one lot and dedicate right-of-way and easements.

FS-25-265

SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on 09/15/2025 and that all corners are shown hereon.

STATE OF TEXAS
REGISTERED
JOSHUA D. WARGO
6391
PROFESSIONAL
LAND SURVEYOR

_____
Joshua D. Wargo
Registered Professional Land Surveyor
No. 6391

3-R

CASE No. FS-25-265

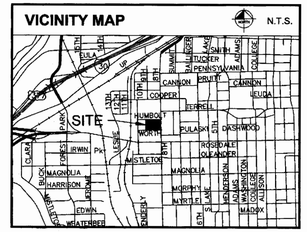
THIS PLAT IS RECORDED IN INSTRUMENT No. _____, DATE _____

OWNER:
COLUMBIA PLAZA MEDICAL CENTER OF FORT WORTH SUBSIDIARY, L.P.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: JOSHUA D. WARGO, R.P.L.S.

NORTH
GRAPHIC SCALE IN FEET
30 0 15 30 60
1" = 30' @ 24X36

VICINITY MAP N.T.S.



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
-II-II-	DENIAL OF ACCESS LINE

LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
XF = "+" CUT FOUND
PKF = PK NAIL FOUND
P.O.S.E. = PUBLIC OPEN SPACE EASEMENT

LAND USE

GROSS AREA = 2.8195 ACRES
RIGHT-OF-WAY DEDICATION AREA = 0.0290 ACRES
NET AREA = 2.5905 ACRES

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: 07/01/2026

By: Caroline Cranz (Jul 1, 2026 08:29:07 CDT) _____ Chairman

By: Alexander Parks _____ Secretary

FINAL PLAT
LOT 13-R1
DISSEL TRACT
2.6195 ACRES
BEING A REPLAT OF ALL OF LOT 45-R, AND PART OF LOT 13-R, DISSEL TRACT, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN CABINET A, SLIDE 1195, PRTCT SITUATED IN THE ETHELBERT S. HARRIS SURVEY ABSTRACT NO. 688
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10115500
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	DMD	JDW	6/18/2026	061338600	1 OF 1

DWG NAME: K:\FTW_SURVEY\061338600-MEDICAL CITY FW\WORK\061338600-MEDICAL CITY FW_RP.DWG PLOTTED BY:WARGO, JOSH 6/18/2026 1:26 PM LAST SAVED: 6/18/2026 1:18 PM